

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11.1 of the Zoning Ordinance to permit a distance between buildings of 23' (Lots 43 and 44) in lieu of the required 25' and an amendment to the first amended final development plan of "Brittainy II".

Lot #43, #9925 Brittainy Lane (Brittainy II 57/98)
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): RYAN HOMES, INC.
(Type or Print Name)
Signature: Rick Vornadore
Address: Vice President - Division Manager
City and State: Baltimore, MD 21236 (301) 529-0400
Attorney for Petitioner: 7939 Honeygo Boulevard, Suite 100
(Type or Print Name) Baltimore, MD 21236 (301) 377-2600
Signature: City and State
Address: Name, address and phone number of the person to be contacted
City and State: Steven L. Fader
Address: Development Engineering Consultants, Inc.
City and State: 6603 York Road
Attorney's Telephone No.: 21212 (301) 377-2600

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of September, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of November, 1988, at 9:30 o'clock a.m.

CONTINUED LENGTH OF HEARING 1/2 hr.
AVAILABLE FOR HEARING 1/2 hr.
ALL MON/TUES/WED - NEXT TWO MONTHS
REVIEWING BY: JNK DATE 1/12/89

DESCRIPTION TO ACCOMPANY
PETITION FOR ZONING VARIANCE
LOT #43
#9925 BRITAINY LANE
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

Beginning for the same point on the southern right-of-way of Brittainy Lane, said point being distant 670' more or less from the intersection of Hiscay Court and Brittainy Lane thence leaving said point for the following courses and distances viz:
1) North 84 degrees, 54 minutes, 50 seconds east, 60.00 feet; 2) South 05 degrees, 05 minutes, 10 seconds east, 100.00 feet; 3) South 84 degrees 54 minutes, 50 seconds west, 60.00 feet; 4) North 5 degrees, 5 minutes, 10 seconds West 100 feet to the point of beginning. Being also known as Lot 43 as recorded on a plat entitled "First amended plat two of Brittainy II", in Liber 57, Folio 98.
Containing 0.138 acres of land more or less.

87-164
09-01-88
6603 York Road Baltimore, Maryland 21212 (301) 377-2600

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 11th
Posted for: Variance
Petitioner: Ryan Homes, Inc.
Location of property: 89-187-A, Brittainy Lane, 6603 York Road, Baltimore, MD 21236
Location of Sign: Brittainy Lane, between Brittainy Lane and York Road, at Lot #43, 6603 York Road, Baltimore, MD 21236
Remarks: New development, being built
Posted by: [Signature]
Number of Signs: 1
Date of return: 11/22/88

Over -
Please call & advise the table
costs must be paid before withdrawal
order issued - ASAP -
have file back to look to
before order after call made.
Thanks Ann

CERTIFICATE OF PUBLICATION
TOWSON, MD, October 28, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 27, 1988.
THE JEFFERSONIAN,
S. Zake Orlean
Publisher
PO 05222
req 112 0385
case 89-187-A
price \$69.00 Jc

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 21st day of September, 1988.
J. Robert Haines
ZONING COMMISSIONER
Petitioner: Ryan Homes
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 9293
DATE: 11/22/88
ACCOUNT: 01-101
AMOUNT: \$ 25.00
RECEIVED DEC 21, 1988
FOR: (JCN#101)
6 811 *****35088 0124F
VALIDATION OR SIGNATURE OF CARRIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner
Date: 11-2-88
Ryan Homes, Inc.
7939 Honeygo Blvd., Suite 100
Baltimore, Maryland 21236
ATTN: RICH VORNADORE
Re: Petition for Zoning Variance
CASE NUMBER: 89-187-A
5/5 Brittainy Lane, 6603 York Road, Baltimore, MD 21236
11th Election District - 6th Councilmanic
Petitioner(s): Ryan Homes, Inc.
HEARING SCHEDULED: TUESDAY, NOVEMBER 22, 1988 at 9:30 a.m.
Dennis F. Rasmussen
County Executive
Please be advised that \$84.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.
THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.
Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.
Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.
Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
JRH:gs
cc: Steven L. Fader
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner
October 10, 1988
Dennis F. Rasmussen
County Executive
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
CASE NUMBER: 89-187-A
5/5 Brittainy Lane, 6603 York Road, Baltimore, MD 21236
11th Election District - 6th Councilmanic
Petitioner(s): Ryan Homes, Inc.
HEARING SCHEDULED: TUESDAY, NOVEMBER 22, 1988 at 9:30 a.m.
Variance to permit a distance between buildings of 23' (Lots 43 and 44) in lieu of the required 25' and an amendment to the first amended final development plan of "Brittainy II".
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
*NOTE:
IF PHASE II OF THE
SNOW EMERGENCY PLAN
IS IN EFFECT IN BALTI-
MORE COUNTY BY 8:30
a.m. ON THE DATE
OF THE ABOVE HEARING,
SUCH HEARING WILL
BE POSTPONED AND
TENTATIVELY RESCHED-
UL-ED FOR THURSDAY,
DECEMBER 22, 1988.
PLEASE TELEPHONE
DOCKET CLERK AT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 14, 1988
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development
Mr. Rick Vornadore
Vice President - Division Manager
Ryan Homes, Inc.
7939 Honeygo Boulevard, Suite 100
Baltimore, Maryland 21236
RE: Item No. 101 - Case No. 89-187-A
Petitioner: Ryan Homes
Petition for Zoning Variance
Dear Mr. Vornadore:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee
JED:dt
cc: Steven L. Fader
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-3334
October 11, 1988
Dennis F. Rasmussen
County Executive
Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204
RECEIVED ZONING OFFICE
DATE: 11/14/88
Dear Mr. Haines:
The Bureau of Traffic Engineering has no comments for items number 55, 93, 94, 95, 96, 98, 99, 100, & 101.
Very truly yours,
Richard S. Flanagan
Traffic Engineer Associate II
MSF:lab

Baltimore County
Fire Department
Townson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

September 28, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204



Re: Property Owner: Ryan Homes, Inc.

Location: S/S Brittain Lane, 695' E. of c/l of Biscay Ct.

Item No.: 101

Zoning Agenda: Meeting of 9/20/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Code
Special Inspection Division

Noted and
Approved: _____
Fire Prevention Bureau

/s/

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

December 5, 1988

Mr. Steven L. Fader
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212



Re: Petition for Zoning Variance
Case Number: 89-187-A
S/S Brittain Lane, 695' E c/l Biscay Court
Lot #43 - 925 Brittain Lane
11th Election District - 6th Councilmanic
Petitioner: Ryan Homes, Inc.

Dear Mr. Fader:

As of this writing, this office is not in receipt of the advertising and posting fees relative to the above captioned matter.

As you are aware, the request for withdrawal was made after legal advertisement of the hearing.

This fee must be paid and we would appreciate receipt of your same via return mail.

Very truly yours,

G. G. Stephens,
Docket Clerk

BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: Memo to the file

DATE: January 12, 1988

FROM: Lawrence E. Schmidt
Zoning Commissioner

SUBJECT: Case No. 89-187-A

This file should be marked "closed" in view of its age and maturity. A request to dismiss the Petition was filed by the Petitioner on November 8, 1988 but an Order never entered due to "open" costs. This file should be marked "closed". An Order is not necessary in view of its age.

LES:mmm

11-16-88

FROM THE DESK OF J. ROBERT HAINES

onsultants, Inc.

TO: Ann Nastarowicz
James E. Dyer
W. Carl Richards
James H. Thompson

See me immediately
Discuss with me
Prepare draft response
Please follow up
Collect \$20.00 fee
Please handle
Please attend meeting
Prepare written report
Please file
Set up conference
Other _____

E c/l Biscay Court
(Lane)
th Councilmanic
ss, Inc.

Fees Not Paid

at 9:30 a.m. Tuesday, November 22, 1988
Our Contract No.: 87-164

Acting as agent for Ryan Homes, Inc. and at their request, we respectfully wish to withdraw our Variance Petition for the above referenced case.

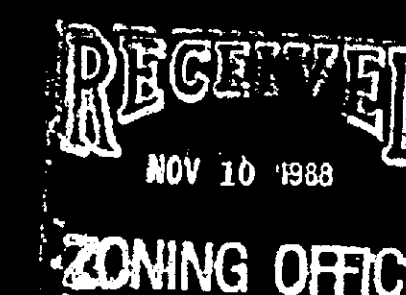
Thank you for your consideration.

Very truly yours,

Steven L. Fader
Steven L. Fader

pr

cc: Mr. Rick Vornadore



6603 York Road Baltimore, Maryland 21212 (301) 377-2600

